



Agenda Item Number: \_\_\_\_\_

## **BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS**

**Meeting Date:** February 22, 2005

**Department:** Zoning, Building and Planning **Staff Contact:** Catherine VerEecke, Program Planner

**TITLE:** CONSENT: Special Use Permit for Overnight Campground (RV Park) (CSU-50005)

### **COUNTY PLANNING COMMISSION RECOMMENDATION:**

Approval

### **SUMMARY:**

At the February 2, 2005 public hearing, the County Planning Commission voted (4-0; Holcomb, Montano, Pacias excused) to recommend approval of a Special Use Permit for an Overnight Campground (RV park) on an unplatted tract of land, Town of Atrisco Grant, also known as Tracts 201, 202 & 203 (based on Assessor's tax parcels), located north of I-40 and approximately 4 miles west of the Paseo del Volcan/I-40 convergence, zoned A-1, containing approximately 15 acres. The decision was based on the following three (3) Findings and subject to the following seventeen (17) Conditions.

#### Findings:

1. This is a request for a Special Use Permit for an Overnight Campground (RV park) on an unplatted tract of land, Town of Atrisco Grant, also known as Tracts 201, 202 & 203 (based on Assessor's tax parcels), located north of I-40 and approximately 4 miles west of the Paseo del Volcan/I-40 convergence, zoned A-1, containing approximately 15 acres.
2. The property is located in the Reserve Area of the Albuquerque/Bernalillo County Comprehensive Plan.
3. The request is consistent with Resolution 116-86 in that the applicant has demonstrated that the existing zoning is inappropriate due to changed neighborhood conditions in the area including a number of travel-related facilities in the surrounding area.

#### Conditions:

1. The Special Use Permit shall be limited to 140 RV parking spaces, which shall comply with Section 18.B.21 (Overnight Campground) of the Zoning Ordinance.
2. The applicants shall locate a six (6) foot wide landscape buffer comprised of shade and evergreen trees and shrubs along property lines that are adjacent to residential zones within three months after residential development commences.
3. A 20 foot landscaped front yard shall be established on the property behind the south property

line in compliance with County landscaping requirements prior to the issuance of certificates of occupancy.

4. A six foot high CMU solid wall shall be required along the property lines that abut residential uses prior to the issuance of certificates of occupancy
5. A grading and drainage plan for this application shall be submitted to Bernalillo County Public Works Division (BCPWD) for review and approval. Approval of the grading and drainage plan is required prior to start of construction. All modifications to the proposed site plan required to provide an approved grading and drainage plan shall be implemented. It appears that the proposed ponding area is too small. The approved grading and drainage plan will finalize the pond size and the site plan must accommodate the required facility. A copy of the approval shall be submitted to the Building, Zoning, Planning Department and Environmental Health Department.
6. A Driveway Permit shall be required from the New Mexico Department of Transportation. A copy of the approval shall be submitted to the Zoning, Building, Planning and Environmental Health Department and the Public Works Division.
7. A Traffic Impact Analysis will be submitted for review and approval to the New Mexico Department of Transportation and the Public Works Division to determine the mitigation measures necessary for ingress and egress to and from the 1-40 Frontage Rd. A copy of the approval shall be submitted to the Zoning, Building, Planning, and Environmental Health Department and the Public Works Division. Applicants shall make all improvements to the State Highway as required by the New Mexico Department of Transportation.
8. The applicants shall submit for review and approval to County Environmental Health detailed plans for the following:
  - a. Wastewater treatment facility that meets Bernalillo County Environmental Health Ordinance for the office, residence and bathhouses.
  - b. RV wastewater disposal (holding tanks) facility that meets Bernalillo County Environmental Health Ordinance and approved RV spaces and/ or RV's at point of entry.
  - c. Address street stepping, such as designated walking/pedestrian right-of-way.
  - d. Modified dog run configuration to display segregation for individual animals and animal waste and handling.
  - e. Permits for the following: Well (Office of the State Engineer), Well and wastewater (Bernalillo County Environmental Health)
  - f. Playground design with detailed drawings and safety plan.
  - g. Comprehensive garbage collection and disposal plan.
  - h. Mosquito control plan for detention pond.
  - i. Traffic flow and RV space access and egress plan.
9. Lighting shall be site specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots.
10. The applicant shall obtain a Surface Disturbance Permit from the City of Albuquerque Environmental Health Department prior to any earthmoving activities involving a parcel of  $\frac{3}{4}$  of an acre or more. A copy of the permit shall be submitted to the Zoning, Building, Planning and Environmental Health Department.

11. There shall be no outdoor storage of materials.
12. There shall be no amplified sound system.
13. The applicants shall submit a fire protection plan for review and approval by the Bernalillo County Fire Marshall's Office. A copy of the approval shall be submitted to the Building, Zoning, Planning, and Environmental Health Department.
14. The applicants shall comply with all applicable Bernalillo County ordinances and regulations.
15. The Special Use Permit shall be issued for ten (10) years.
16. A revised site development plan consistent with the Conditions of Approval shall be submitted for review and approval to the Zoning Administrator within two months after the final approval of the Board of County Commissioners. The site plan shall include details regarding landscaping, plant types, lighting, signage, and fencing. The final site plan shall also account for all changes necessitated by the grading and drainage and wastewater and septic plans.
17. The foregoing conditions shall become effective and shall be strictly complied with immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

**ATTACHMENTS:**

1. County Planning Commission Notice of Decision Letter (February 4, 2005)
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

**STAFF ANALYSIS SUMMARY**

**ZONING, BUILDING & PLANNING DEPARTMENT:**

Staff Recommends Approval